

**Marcar House
13 Parkshot, Richmond
TW9 2RG**



**FREEHOLD OFFICE INVESTMENT
WITH
DEVELOPMENT POTENTIAL**

FOR SALE

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Investment Summary

- Located in the highly affluent London Borough of Richmond upon Thames.
- Prime area close to Richmond Green and Richmond train station.
- Part let on short flexible leases.
- Total income of £58,133 per annum.
- Freehold.
- Asset management / development potential.
- Offers sought in the region of £2,000,000 (Two Million Pounds), subject to contract and exclusive of VAT.

Location

Richmond is one of the most desirable locations in London to live, work and shop. This highly affluent London Borough is located approximately 8 miles to the west of Central London.

Transport links are excellent. Richmond station provides London Underground (District Line), Overground, and National Rail services (fastest journey time to London Waterloo – 19 mins). Both the M3 and M4 motorways are easily accessible. Heathrow Airport is only 12 miles to the west.

Richmond is an established commercial centre, with a host of national and international retailers, numerous bars and restaurants as well as an excellent leisure offering.

Situation

Marcar House is prominently situated on Parkshot in Richmond Town Centre. The building is in a prime position a few minutes' walk from Richmond Station and close to Richmond Green.

Description

The building comprises a four-storey main building with single-storey and two-storey extensions at the rear. The refurbishment and extension took place in 1975 and won a Civic Trust Award. Since then, the building has benefited from various internal updates.



Amenities

- Central Heating
- Comfort Cooling
- LED lights
- Fluorescent lights
- Kitchenettes
- Male and Female WCs
- Outdoor space

Accommodation

The property provides the following approximate floor areas.

Floor	Description	Sq Ft	Sq M
Basement	Storage	273	25.36
Ground rear	Office	1,420	131.92
Ground S	Office	655	60.85
Ground R	Office	244	22.67
First Upper	Office	964	89.56
First 2 and 3	Office	355	32.98
Second	Office	1,159	107.67
Total		5,070	471.01

Tenancy schedule

Floor	Tenant	Lease expiry	Rent per annum exclusive
Basement	Vacant		
Ground rear	Vacant		
Ground S	Marcar Steel and Engineering Limited	05.08.26	£17,569
Ground	Voodoooh Limited	16.01.25	£7,564
First	Vacant		
First	Vacant		
Second	Tanner Design Limited	01.09.27	£33,000
Total			£58,133



Tenure

Freehold.

Asset Management / Development Potential

There are considerable asset management possibilities. Outline plans have been drawn up for residential use, subject to planning.

VAT

The property is elected for VAT.

Proposal

We are instructed to seek offers in the region of £2,000,000 (Two Million pounds), subject to contract and exclusive of VAT.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:

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Subject to Contract
October 2023

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